

## EXECUTIVE SUMMARY

- **POPULATION** — Raleigh's population as of January 1, 2006 is 347,729. Population growth of 12,217 persons in the period January 1, 2005 through January 1, 2006 represents a 3.64% annual increase. As of January 2006, population in Raleigh has increased over 25% since the last decennial census in April 2000, when Raleigh population was measured at 276, 093 persons.
- **HOUSING UNITS** — Census 2000 reports show that as of Census day there were 120,699 housing units located in the City of Raleigh. Recent housing units estimate as of 1/1/06 show that there are 152,859 housing units in the City. Between April 2000 and January 1, 2006 there were 32,160 new units added to the City reflecting a 26.6% increase in housing units for this time period.
- **RESIDENTIAL CONSTRUCTION** — During the calendar year 2005 4,535 residential building permits representing 4,962 new residential units were issued in Raleigh's jurisdiction. Since Census 2000, an estimated 36,238 dwelling units have been permitted in the City of Raleigh.
- **RALEIGH AND ETJ BUILDING ACTIVITY** — (New, privately owned construction) — In calendar year 2005 the value of new, privately owned building activity in Raleigh and the ETJ surpassed \$911 million. The value for new three and four family development during calendar year 2005 increased over previous calendar year 2004. There was also an increase in the dollar value of non-residential development in calendar year 2005.
- **NEW AND EXPANDING COMPANIES IN RALEIGH** — In the 1st quarter of year 2006, 7 major companies announced either new operations or expansions of present operations in Raleigh with an announced estimated dollar investment of over \$14 million.
- **ACCRA COST OF LIVING INDEX** — Compared to the National Average index of 100, for the Fourth quarter 2005 Raleigh had a Composite Index of 91.6. On a statewide basis, Raleigh had the third lowest average sales price for existing and new homes during the fourth quarter of 2005 at \$223,814.
- **EMPLOYMENT** — Raleigh's unemployment rate of 3.0% through March of 2006 shows an improvement over its average annual unemployment rate of 3.8% in 2005.
- **SALES PRICE BY UNIT TYPE** — The median Sales price for detached and townhome units in the City of Raleigh were up in calendar year 2005 over calendar year 2004. In calendar year 2005 the median sales price for detached units was \$185,000, for townhome units \$139,000 and for condominium units \$119,000.

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## CITY OF RALEIGH COMMUNITY DEVELOPMENT DEPARTMENT HOUSING PROGRAMS

The Raleigh Community Development Department (CD) administers both federal and local funds to promote the preservation and production of affordable housing. Over 3,000 low and moderate income families have been assisted by CD through new ownership, standard quality affordable rental units, and homeless shelters or transitional housing units. In addition, CD offers second mortgage loans and housing rehabilitation loans for low and moderate income residents of the city.

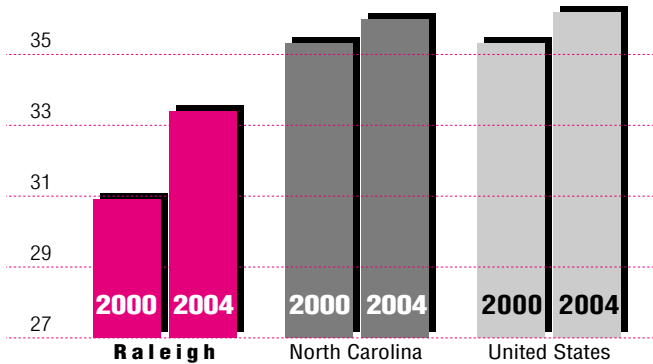
Here is a summary of the financial assistance programs available from CD:

**FIRST TIME HOMEOWNERSHIP/SECOND MORTGAGE SET-ASIDE FOR AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES/ EDUCATION** — Eligible first time moderate income families (e.g., earning up to \$51,550 for a family of three) may purchase a house in Raleigh costing up to \$170,000 with a low interest loan of up to \$20,000 for downpayment and closing cost assistance. The interest rate is 0% for the first five years, then 4% for the remaining 25 years. Private lending institutions provide the first mortgages to each borrower. CD also provides monthly first-time homebuyer education through DHIC, Inc. OWNER (for Ownership within Neighborhoods Experiencing Revitalization) is an attractive second mortgage program with 0% loans for home buyers purchasing a home in the low income census tracts. Also, the applicant does not have to be a first time home buyer.

**HOUSING REHABILITATION LOANS** — CD has a variety of assistance available to low and moderate income persons needing to make repairs to their home. This assistance includes limited repair loans, deferred (no monthly payment) loans for major repairs for elderly households  
(continued, p.16)

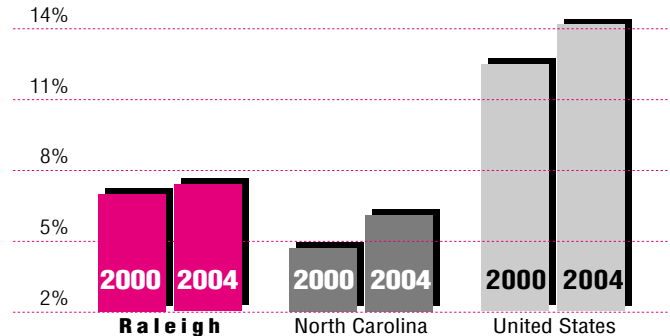
### MEDIAN AGE — 2000 & 2004

The median age in Raleigh, North Carolina and the US has gradually increased from 2000 to year 2004. Raleigh had the greatest increase over the four year time period in the median age at 2.5 years but still holds a lower median age than the state or the nation.



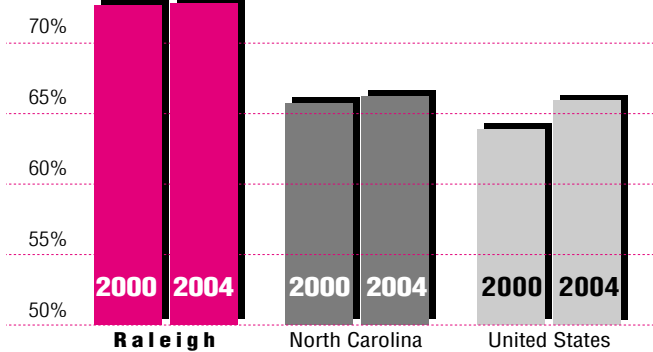
### HISPANIC OR LATINO POPULATION — 2000 & 2004

Increases have occurred in the Hispanic or Latino population percentages between years 2000 and 2004 for Raleigh, NC and the US — further illustrating growing ethnic diversity in all three regions.



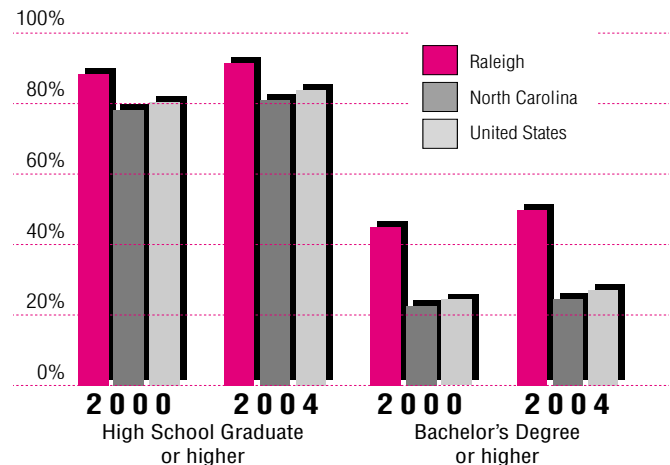
### LABOR FORCE PARTICIPATION — 2000 & 2004

The labor force participation rate for Raleigh is higher than that of the state and the nation.



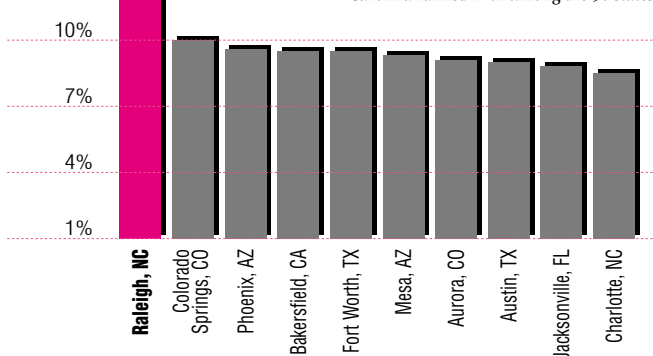
### EDUCATIONAL ATTAINMENT — 2000 & 2004

Percentages for the number of people 25 years and over that were high school graduates or had a bachelor's degree or higher in Raleigh have remained higher than the percentages for both the state of NC and the nation.



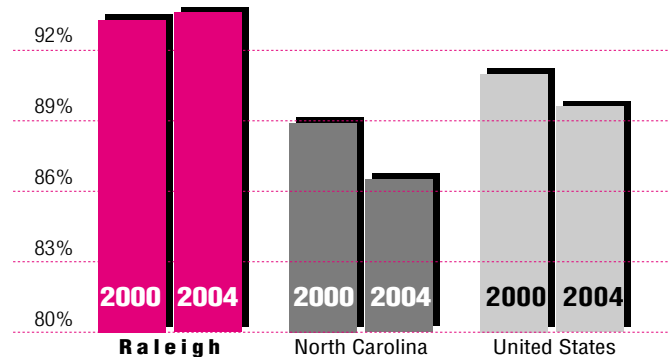
### PERCENT OF HOUSING UNITS BUILT IN 2000 OR LATER

According to the 2004 America Community Survey the City of Raleigh ranked number 1 in the nation among comparable cities, at 16.7%, in the percentage of housing units that were built in year 2000 or later. Charlotte, NC ranked 10th at 9.5% in the percentage of housing units built in year 2000 or later. In the same category among leading comparable counties, Wake County ranked 10th in the nation and North Carolina ranked 12th among the 50 states.



### OCCUPIED HOUSING UNITS — 2000 & 2004

The percentage of occupied housing units increased in Raleigh from year 2000 to 2004, while percentages slightly decreased for North Carolina and the US over the same period.



## GENERAL PROFILE OF RALEIGH

2004 Raleigh Census Data from the American Community Survey

### DEMOGRAPHIC CHARACTERISTICS

#### SEX AND AGE

<b>Total population (July, 2003)</b> .....	<b>317,651</b>
Male .....	148,551
Female .....	169,100
Median age (years) .....	33.4

#### RACE

<b>Total population</b> .....	<b>317,651</b>
One race.....	313,088
White.....	205,408
Black or African American.....	94,520
American Indian and Alaska Native .....	1,208
Asian .....	9,977
Native Hawaiian and Other Pacific Islander .....	0
Some other race .....	1,975

#### HOUSEHOLDS BY TYPE

Total households .....	139,244
Average household size .....	2.28
Average family size .....	3.06

### SOCIAL CHARACTERISTICS

#### EDUCATIONAL ATTAINMENT

<b>Population 25 years and over</b> .....	<b>211,737</b>
High school graduate (including equivalency) ..	32,313
Associate degree.....	15,562
Bachelor's degree.....	70,708
Graduate or professional degree.....	34,519
Percent high school graduate or higher .....	91.4
Percent bachelor's degree .....	49.7

#### PLACE OF BIRTH

<b>Total population</b> .....	<b>317,651</b>
Native .....	275,313
Foreign born.....	42,338

Source: US Census Bureau, 2004 American Community Survey

### ECONOMIC CHARACTERISTICS

#### EMPLOYMENT STATUS

<b>Population 16 years and over</b> .....	<b>250,493</b>
In labor force.....	182,475
Civilian labor force.....	182,002
Employed.....	173,143
Unemployed.....	8,859
Armed Forces .....	473
Not in labor force .....	68,018

#### COMMUTING TO WORK

<b>Workers 16 years and over</b> .....	<b>170,321</b>
Mean travel time to work (minutes) .....	21.8

#### INCOME

Median household income (dollars) .....	47,878
Mean household income (dollars) .....	63,409

### HOUSING CHARACTERISTICS

#### HOUSING OCCUPANCY

<b>Total housing units</b> .....	<b>148,729</b>
Owner-occupied.....	80,212
Renter-occupied.....	59,032
Average household size of owner-occupied unit .....	2.48
Average household size of renter-occupied unit.....	2.01

Owner-occupied units .....	80,212
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#### Median Value (dollars) .....

Renter-occupied units .....	59,032
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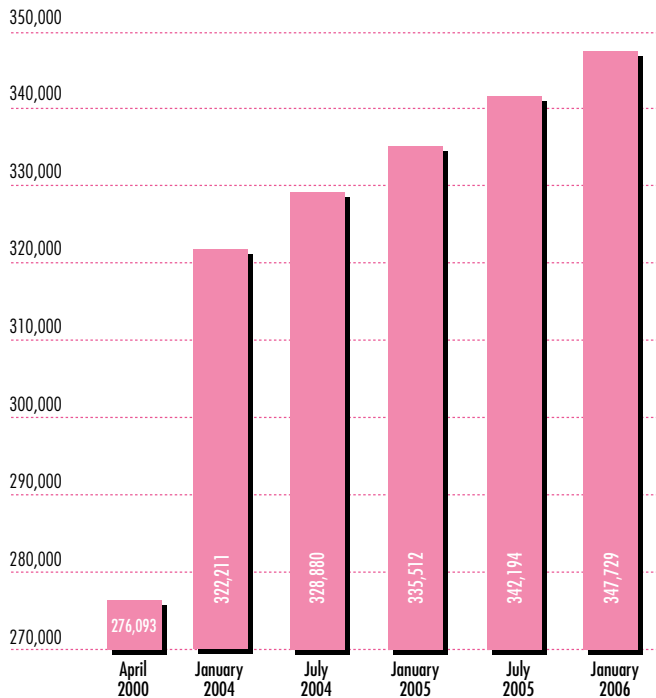
#### Median Rent (dollars) .....

#### YEAR STRUCTURES BUILT

2000 or later .....	24,890
1990 to 1999 .....	28,307
1980 to 1989 .....	39,200
1970 to 1979 .....	21,363
1960 to 1969 .....	14,678
1950 to 1959 .....	8,787
1940 to 1949 .....	6,087
1939 or earlier .....	5,417



### RALEIGH POPULATION ESTIMATES



#### January 1, 2006 Population

Raleigh's estimated population on January 1, 2006 was 347,729. Growth in the period from January 1, 2005 to January 1, 2006 represents a 1.62% increase. Growth in the period from January 1, 2005 to January 1, 2006 represents a 3.64% increase.



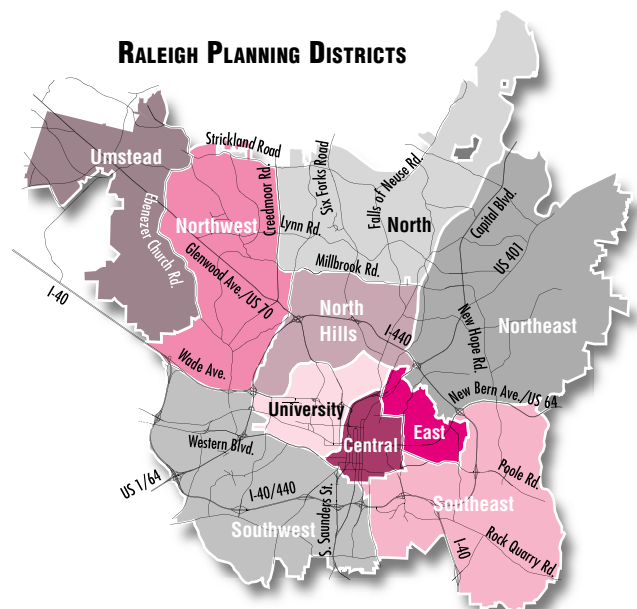
The CD Neighborhood Police Program provides a designated number of police officers certain incentives to reside in city owned rental properties located in or near certain redevelopment areas. Above are two examples of such properties.

### POPULATION GROWTH BY PLANNING DISTRICTS

Planning District	4/1/2000 Population*	1/1/2006 Population	Growth 4/1/00 to 1/1/06
Central	18,523	20,217	1,694
East	10,639	10,744	105
North	58,127	72,389	14,262
North Hills	26,081	28,102	2,021
Northeast	45,308	64,687	19,379
Northwest	41,631	51,374	9,743
Southeast	26,194	35,151	8,957
Southwest	40,652	50,218	9,566
Umstead	7,358	15,453	8,095
University	28,851	30,004	1,153
<b>Total</b>	<b>303,364</b>	<b>378,339</b>	<b>74,975</b>

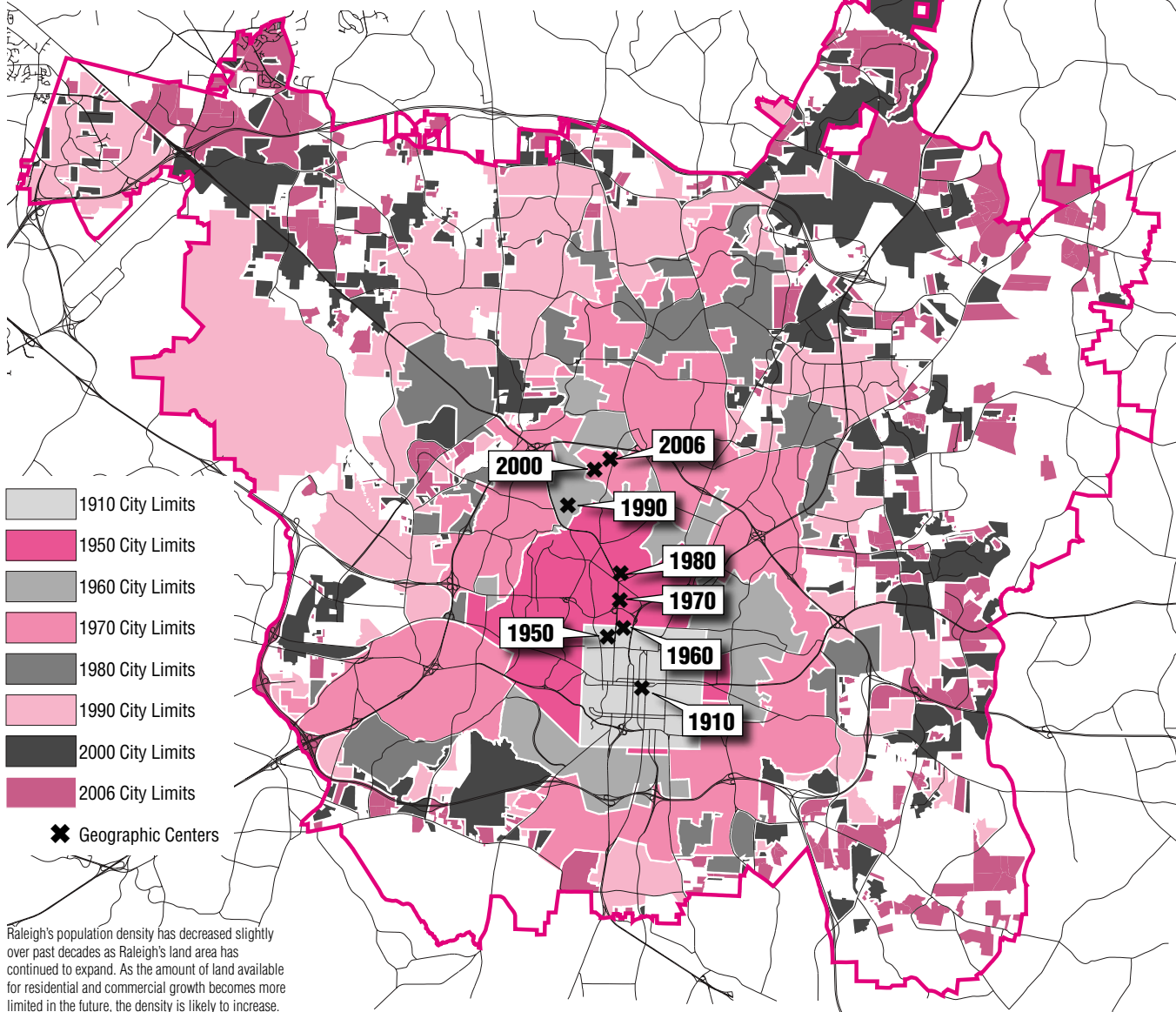
\*4/1/00 Population figures reflect redistribution of group quarters population to correct census block

### RALEIGH PLANNING DISTRICTS





# CITY OF RALEIGH GEOGRAPHIC CENTERS SINCE 1910



## POPULATION & DENSITY 1910 — 2006

	Population	Total acres	Persons per acre
1910	19,218	2,576.81	7.46
1950	65,679	6,965.27	9.43
1960	93,931	21,547.87	4.36
1970	122,830	28,285.61	4.34
1980	150,255	35,004.21	4.29
1990	212,092	57,126.20	3.71
2000	276,093	73,536.84	3.75
2006	347,729	85,607.43	4.06

## URBAN POPULATION GROWTH TRENDS IN WAKE COUNTY

	1990 Census Population	2000 Census Population	Population Growth 1990-2000	% Population Increase 1990-2000	7/1/2004 Census Population	Population Growth 2000-2004	% Population Increase 2000-2004
Raleigh City	207,951	276,093	68,142	32.8%	325,653	50,560	18.3%
Cary town	43,858	94,536	50,678	115.6%	101,265	6,729	7.1%
Other Wake Co. towns combined	40,647	88,013	47,366	116.5%	118,811	30,798	35.0%
All municipalities	292,456	458,642	166,186	56.8%	546,729	88,087	19.2%
Unincorporated Wake Co.	130,924	169,204	38,280	29.2%	172,791	3,587	2.1%
Wake County	423,380	627,846	204,466	48.3%	719,520	91,674	14.6%

From 1990 to 2000 population in unincorporated Wake County grew by 29.2% compared to all Wake County municipalities which grew at 56.8%. From 2000 to 2004 unincorporated Wake County grew by 2.1% compared to all Wake County municipalities' 19.2% growth. The 1990 to 2000 population growth in Wake County municipalities combined accounted for 81.3% of total population growth (the non-municipal area accounted for 18.7%). The 2000 to 2004 population growth in Wake County municipalities combined accounted for 96% of Wake County's total population growth (the non-municipal area accounted for 4%).

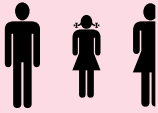
During the fall and winter of 2003, new population and dwelling unit projections were created for the Raleigh planning area. Between 2002 and 2030 population is projected to increase to 570,951 persons, a 55.9% increase over the 366,139 persons residing in Raleigh's planning area in 2002. The expected growth will increase the population density in Raleigh's 137,327 acre planning area from 2.67 persons/acre in 2002 to 4.6 persons/acre in 2030.

Source: CAMPO (Capital Area Metropolitan Planning Organization) socioeconomic data projections

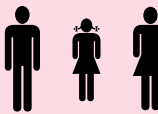
### POPULATION DENSITY PROJECTIONS FOR RALEIGH PLANNING AREA

(2002-2030)

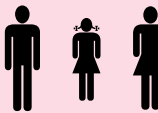
2002 — base year of study



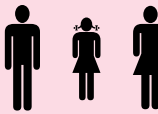
2002—2.67 persons per acre



2010—3.07 persons per acre



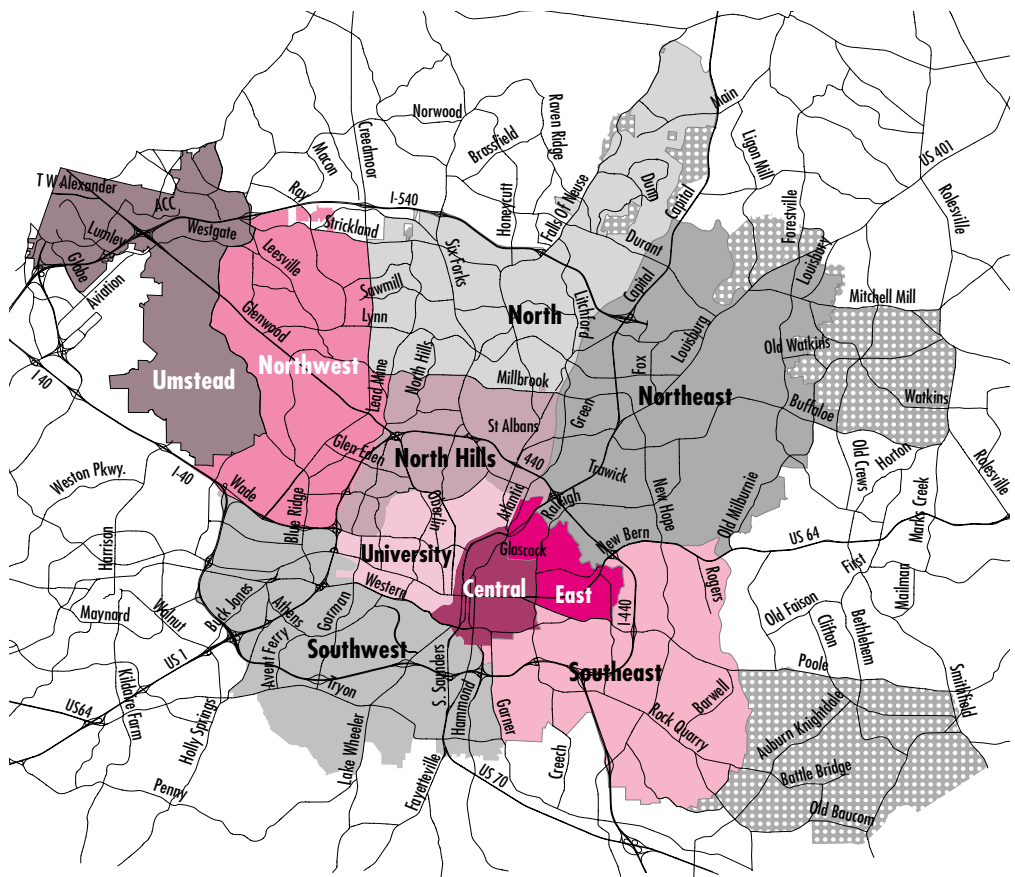
2020—3.60 persons per acre



2030—4.16 persons per acre

### PLANNING DISTRICT POPULATION PROJECTIONS (2002-2030)

	<i>base year of study</i> 2002	2010	2020	2030	Growth 2002 to 2030	% Growth 2002 to 2030
<b>Central</b>	18,712	22,870	30,103	30,763	12,051	64.4%
<b>East</b>	10,488	11,104	13,243	13,488	3,000	28.6%
<b>North</b>	59,404	66,020	74,197	81,334	21,930	36.9%
<b>North Hills</b>	26,648	27,181	28,750	30,681	4,033	15.1%
<b>Northeast</b>	63,745	78,959	96,949	123,068	59,323	91.1%
<b>Northwest</b>	43,516	49,571	53,181	57,133	13,617	31.3%
<b>Southeast</b>	34,010	37,344	53,356	75,799	41,789	122.9%
<b>Southwest</b>	68,315	71,229	78,512	87,589	19,274	28.2%
<b>Umstead</b>	10,452	23,334	26,370	26,463	16,011	153.2%
<b>University</b>	30,849	34,252	39,654	44,633	13,784	44.7%
<b>Total</b>	366,139	421,864	494,315	570,951	204,812	55.9%



**RALEIGH PLANNING DISTRICTS & URBAN SERVICE AREAS**

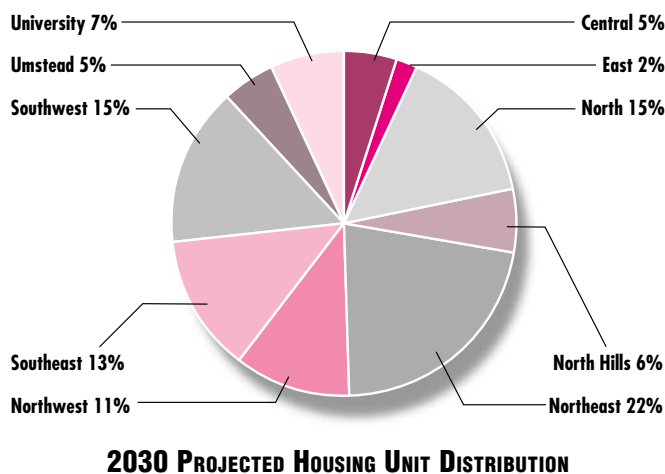
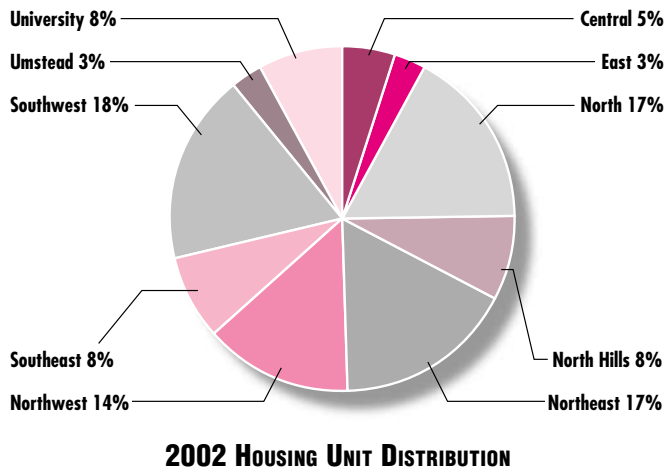
### HOUSING UNIT ESTIMATES & PROJECTIONS BY PLANNING DISTRICTS (2002-2030)

	2002	2010	2020	2030	Growth 2002 to 2030	% Growth 2002 to 2030
Central	7,474	9,296	12,472	12,760	5,286	70.7%
East	4,391	4,659	5,599	5,706	1,315	29.9%
North	26,373	29,274	32,863	36,008	9,635	36.5%
North Hills	11,820	12,055	12,742	13,587	1,767	15.0%
Northeast	26,495	33,198	41,143	52,711	26,216	98.9%
Northwest	21,375	23,986	25,607	27,384	6,009	28.1%
Southeast	12,913	14,374	21,414	31,245	18,332	142.0%
Southwest	28,407	29,683	32,612	36,471	8,064	28.4%
Umstead	4,006	9,662	10,994	11,034	7,028	175.4%
University	12,120	13,071	15,447	18,154	6,034	49.8%
Total	155,374	179,260	210,901	245,062	89,688	57.7%

According to projections, by the year 2030, 245,062 housing units will be located within the Raleigh Planning Jurisdiction, with the Umstead, Southeast, Northeast, and Central planning areas experiencing the largest percentage increase in housing units.

Source: CAMPO (Capital Area Metropolitan Planning Organization) socioeconomic data projections

**Hodges Creek located in Northeast Raleigh offers 36 two bedroom units and 14 three bedroom units. The construction detail and quality are comparable to market rate apartment homes in Raleigh.**



During the Fiscal Year 2004-2005, retail sales in Raleigh were in excess of \$8.4 billion, up from \$7.8 billion in FY 2003-2004. Raleigh accounts for 58 percent of all retail sales in Wake County.

Source: NC Department of Revenue, Tax Research Division.

RALEIGH RETAIL SALES				
Fiscal Year	Raleigh Retail Sales	% Annual Increase	Wake County Retail Sales	% Annual Increase
94-95	\$5,018,859,277	14.19%	\$7,649,497,482	14.80%
95-96	\$5,492,677,474	9.44%	\$8,440,787,375	10.34%
96-97	\$6,119,315,316	11.41%	\$9,669,935,586	14.56%
97-98	\$6,437,307,729	5.20%	\$10,318,839,601	6.70%
98-99	\$6,913,502,130	7.39%	\$11,535,941,927	11.79%
99-00	\$7,026,463,226	1.63%	\$11,613,684,026	0.67%
00-01	\$7,524,444,394	7.09%	\$12,546,177,149	8.03%
01-02	\$7,001,817,687	-7.31%	\$12,017,561,289	-4.40%
02-03	\$7,296,796,227	4.21%	\$12,401,936,497	3.19%
03-04	\$7,822,924,893	7.21%	\$13,420,476,707	8.21%
04-05	\$8,460,818,942	8.15%	\$14,611,287,767	8.87%

In 2004 North Carolina had per capita personal income (PCPI) of \$29,322. This PCPI was 88.7 percent of the national average of \$33,050.

The 2004 NC PCPI reflected an increase of 12.7 percent from 2003.

The latest PCPI available for Wake County remained higher than state and national figures.

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System

PER CAPITA INCOME							
	1990	2000	2001	2002	2003	2004	2005
Wake County	\$20,658	\$36,581	\$36,870	\$35,515	\$35,864	\$36,685	n/a
Durham County	\$19,238	\$29,739	\$30,494	\$30,813	\$31,129	\$32,649	n/a
Orange County	\$19,857	\$29,773	\$30,238	\$33,375	\$34,182	\$35,191	n/a
Johnston County	\$15,773	\$24,212	\$24,620	\$25,502	\$25,790	\$26,907	n/a
North Carolina	\$16,262	\$26,882	\$27,308	\$27,785	\$28,077	\$29,322	\$30,553
United States	\$18,666	\$29,770	\$30,413	\$30,906	\$31,472	\$33,050	\$34,886

MEDIAN FAMILY INCOME — 2006	
Asheville.....	\$50,400
Charlotte-Gastonia-Concord.....	\$64,400
Durham.....	\$61,700
Greensboro-High Point.....	\$56,400
Raleigh-Cary.....	\$71,600
Wilmington.....	\$53,900
Winston-Salem.....	\$58,200
Richmond VA.....	\$67,200
Columbia SC.....	\$58,900
Virginia Beach-Norfolk-Newport News VA.....	\$58,200
Greenville SC.....	\$56,500
Charleston- N. Charleston SC.....	\$56,400
Augusta-Richmond County GA-SC.....	\$52,200
Atlanta-Sandy Springs-Marietta GA.....	\$68,100

The Raleigh-Cary MSA has the highest median family income in North Carolina, surpassing the next highest region (Charlotte-Gastonia-Concord) by 11 percent or \$7200. Durham has the next highest median family income at \$61,700 followed by Winston-Salem at \$58,200.

Source: US Department of Housing and Urban Development, US Bureau of Census.



### RALEIGH BUSINESS PRIVILEGE LICENSES

Year	# of Licenses	\$ Value of Licenses	Average Value per License
1998-1999	13,778	\$1,852,000	\$134
1999-2000	14,658	\$1,928,000	\$132
2000-2001	15,324	\$2,148,248	\$140
2001-2002	16,577	\$2,267,116	\$137
2002-2003	17,027	\$3,293,450	\$193
2003-2004	15,607	\$3,345,810	\$214
2004-2005	15,207	\$4,452,814	\$292

During FY 2004-2005 the number of business privilege licenses issued by the City of Raleigh decreased over the previous fiscal year because of business closures and non-renewal by owners. Nevertheless, the total dollar value of licenses increased along with the average dollar value per license. (The license fee is based on the type of business).

Source: City of Raleigh Finance Department

### LOCAL TAX RATES — 1997 TO 2005

	1997	1998	1999	2000	2001	2002	2003	2004	2005
Angier	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.46	0.50
Apex	0.52	0.52	0.52	0.42	0.40	0.40	0.40	0.40	0.40
Cary	0.54	0.54	0.54	0.43	0.42	0.42	0.42	0.42	0.42
Fuquay-Varina	0.59	0.59	0.59	0.49	0.49	0.52	0.52	0.52	0.52
Garner	0.64	0.64	0.64	0.52	0.52	0.56	0.56	0.56	0.56
Holly Springs	0.62	0.62	0.62	0.53	0.53	0.53	0.53	0.53	0.53
Knightdale	0.52	0.52	0.53	0.44	0.44	0.46	0.48	0.50	0.50
Morrisville	0.60	0.60	0.60	0.47	0.47	0.47	0.47	0.47	0.4677
Raleigh	0.5375	0.525	0.525	0.385	0.385	0.385	0.385	0.395	0.395
Rolesville	0.55	0.55	0.62	0.485	0.485	0.485	0.485	0.485	0.485
Wake Forest	0.56	0.56	0.60	0.50	0.52	0.52	0.53	0.54	0.54
Wendell	0.59	0.59	0.59	0.54	0.54	0.54	0.54	0.54	0.54
Zebulon	0.525	0.525	0.525	0.46	0.46	0.48	0.48	0.48	0.49
Wake County	0.63	0.63	0.73	0.564	0.564	0.564	0.604	0.604	0.604

The 2000 tax rates were adjusted downward from the 1999 rate to offset the effects of the real property revaluation, which Wake County is required to do every eight years. The adopted tax rates are “revenue neutral”, so that revenues brought in by property taxes in a revaluation year would be the same as if a revaluation had not taken place. The combined City/County tax rate of City of Raleigh residents for FY 2004-05 is .999 per \$100 in value.

### #12 Top Real Estate Market (Raleigh-Durham, NC)

Expansion Management, August 2005



### Top Ten Best Budget Weekend City (Raleigh-Durham, NC)

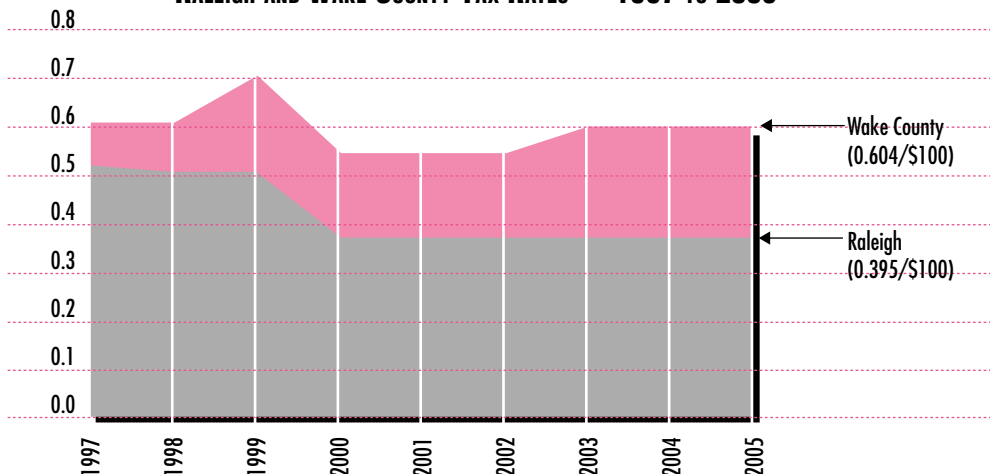
MSN City Guides, August 2005



### Five-Star Business Opportunity Metro (Raleigh-Cary, NC)

Expansion Management, July 2005

### RALEIGH AND WAKE COUNTY TAX RATES — 1997 TO 2005



As of January 1, 2005 the tax base of Wake County was over \$73.4 billion. The City of Raleigh's tax base of over \$31 billion is the largest of all municipalities in the County. Raleigh's tax base is 31 percent commercial/industrial and 69 percent residential. Zebulon and Morrisville had the highest percentage of commercial/industrial tax base at 67 percent and 43 percent, respectively.

\*Includes business and residential personal property values for fiscal year 2004-2005 and real property values as of 1-1-2005.

### 2004-05 WAKE COUNTY TAX BASE COMPONENTS BY MUNICIPALITY

	% Commercial	% Residential	Commercial Value*	Residential Value*	Total Value
Apex	19%	81%	\$481,136,831	\$2,117,866,692	\$2,599,003,523
Cary	27%	73%	3,209,590,956	8,879,120,139	12,169,711,095
Fuquay-Varina	37%	63%	385,164,088	658,724,663	1,043,888,751
Garner	39%	61%	762,052,215	1,183,436,868	1,945,489,083
Holly Springs	9%	91%	117,347,812	1,150,865,667	1,268,213,479
Knightdale	27%	73%	150,710,120	412,900,835	563,610,955
Morrisville	43%	57%	787,533,956	1,054,879,984	1,842,413,940
Raleigh	31%	69%	9,742,628,950	21,741,619,820	31,484,248,770
Rolesville	23%	77%	27,841,637	92,537,596	120,379,233
Wake Forest	23%	77%	382,132,779	1,286,018,582	1,650,151,361
Wendell	22%	78%	60,607,960	211,238,794	271,846,754
Zebulon	67%	33%	325,512,058	160,471,665	485,983,723
Wake County	39%	71%	21,264,787,000	52,179,135,267	73,443,922,267

**Five Star Knowledge-Worker Metro**  
**#7 Best Educated Workforce**  
**#10 Top Metro for University R&D Spending**  
**#7 Top Metro-Scientists and Engineers Per Capita**

*(Raleigh-Cary, NC)*

*Expansion Management, May 2005*



**Top Five Most Innovation-Entrepreneurial Regions**  
*(Raleigh, NC)*

*US Small Business Administration, April, 2005*



**#2 Best Public Education System** *(Raleigh-Cary, NC)*

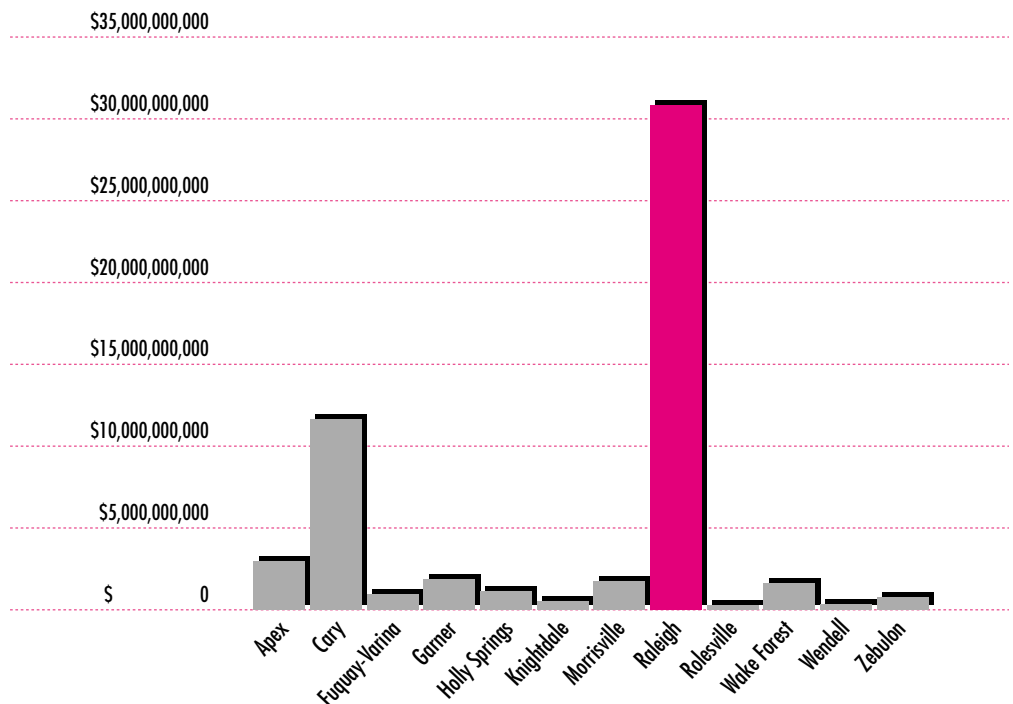
*Expansion Management, April 2005*



**#2 Schools that Rock**  
*(Raleigh/Durham/Chapel Hill)*

*Rolling Stone, July 2005*

### 2004 - 2005 PROPERTY TAX BASE BY MUNICIPALITY



Source: Wake County Tax Assessor's Office.

### ACCRA COST OF LIVING INDEX — FOURTH QUARTER 2005

	100% Composite	Groceries Items	Housing	Utilities	Transportation	Health Care	Misc. Goods & Services
<b>Asheville NC</b> ( <i>Asheville NC Metro</i> )	99.4	95.9	104.4	80	96.7	99.8	102.2
<b>Charlotte NC</b> ( <i>Charlotte/Gastonia/Concord NC/SC Metro</i> )	92.4	101.8	77.7	74.8	108.6	108	100.3
<b>Durham NC</b> ( <i>Durham NC Metro</i> )	91.8	101.5	77.3	92.6	105.1	100.4	95.6
<b>Fayetteville NC</b> ( <i>Fayetteville NC Metro</i> )	97.1	108.6	82.1	99.1	100.7	114.5	101.8
<b>Goldsboro NC</b> ( <i>Goldsboro NC Metro</i> )	91.7	103.6	80.5	88.1	105.9	90.8	94
<b>Greenville NC</b> ( <i>Greenville NC Metro</i> )	95.2	100.5	83.3	108.2	98.4	103.9	97.6
<b>Kinston NC</b> ( <i>Kinston NC Micro</i> )	90.6	93.5	79	90	104.4	99.3	94.9
<b>Raleigh NC</b> ( <i>Raleigh-Cary NC Metro</i> )	<b>91.6</b>	<b>100.4</b>	<b>74.9</b>	<b>97.5</b>	<b>92.8</b>	<b>118.1</b>	<b>97.2</b>
<b>Wilmington NC</b> ( <i>Wilmington NC Metro</i> )	97.2	102.2	88.2	90.3	108.8	107.5	100.6
<b>Winston-Salem NC</b> ( <i>Winston-Salem NC Metro</i> )	89.6	97.2	74.9	88.3	96.7	106	95.7

Each quarter ACCRA (American Chamber of Commerce Researcher's Association) collects data and publishes cost of living information for participating Metro-Micro Urban Areas in the United States. To determine overall cost of living, the relative affordability of certain items (groceries, housing, utilities, transportation, health care, and miscellaneous goods and services) are indexed and a composite figure is calculated and then compared to the national average of 100. (Since the index does not measure inflation and each quarterly report is a "snap shot" of a single point in time, index data from different quarters should not be compared.)

For the fourth quarter of 2005, Raleigh had a Composite Index of 91.6, with a high individual index of 118.1 for health care and a low individual index of 74.9 for housing.

Source: ACCRA, 4<sup>th</sup> quarter 2005.



The new houses in the Cooke Street development were designed to be compatible with the surrounding neighborhood.

### APARTMENT & HOUSING PRICES FOURTH QUARTER 2005

	Apartment Rent	Home Price
<b>Asheville</b>	\$791	\$321,540
<b>Charlotte</b>	\$769	\$221,000
<b>Durham</b>	\$684	\$226,400
<b>Fayetteville</b>	\$711	\$240,606
<b>Gastonia</b>	\$550	\$223,080
<b>Goldsboro</b>	\$642	\$239,990
<b>Greenville</b>	\$628	\$252,000
<b>Hickory</b>	\$731	\$293,650
<b>Lexington-Thomasville</b>	\$561	\$245,000
<b>Raleigh</b>	\$573	\$223,814
<b>Wilmington</b>	\$608	\$272,812
<b>Winston-Salem</b>	\$613	\$224,900

During the fourth quarter of 2005, Asheville had the highest average apartment rent (\$791 per month) in North Carolina. Charlotte had the second highest (\$769 per month). For NC's largest cities, Raleigh had the third lowest average sales price for existing and new homes at \$223,814. Asheville's home price was highest at \$321,540.

Source: ACCRA, 4<sup>th</sup> quarter 2005

By activity type, the Trade, Transportation and Utilities, Professional & Business Services and Education & Health Services Sectors comprise over 55.3 percent of Wake County's total insured employment. The dominance of these three sectors contribute to the county's overall economic stability. By ownership type, 18.62% of employment in Wake county is government versus 81.38% of employment in private industry.

\* 3rd quarter was latest data available

Source: Employment Security Commission, "Employment and Wages in North Carolina"

### #4 Best City for Singles (Raleigh-Durham, NC)

Forbes, July 2005



#### EMPLOYMENT BY (PRIMARY ECONOMIC ACTIVITY) SECTOR IN WAKE COUNTY

Sectors	2002	2003	2004	3rd qtr 2005	% of total
Natural Resources & Mining	2,225	1,908	1,309	1,024	0.34%
Construction	27,605	26,670	28,298	30,624	7.50%
Manufacturing	24,020	22,217	21,499	21,547	5.27%
<b>Goods-producing Domain</b>	<b>53,850</b>	<b>50,795</b>	<b>51,106</b>	<b>53,195</b>	<b>13.02%</b>
Trade, Transportation & Utilities	76,155	76,184	78,377	79,667	19.51%
Information	17,434	16,989	16,595	16,792	4.11%
Financial Activities	22,101	20,879	22,452	22,196	5.43%
Professional & Business Services	64,967	66,688	67,264	73,859	18.08%
Education & Health Services	65,069	66,987	69,656	72,470	17.74%
Leisure & Hospitality	35,575	36,120	35,961	38,090	9.32%
Other Services	12,214	12,327	12,960	13,334	3.26%
Public Administration	32,676	33,331	35,016	36,693	8.98%
Unclassified	352	784	1,182	2,171	0.53%
<b>Service-providing Domain</b>	<b>326,543</b>	<b>330,289</b>	<b>339,463</b>	<b>355,282</b>	<b>86.98%</b>
<b>Total</b>	<b>380,393</b>	<b>380,393</b>	<b>381,084</b>	<b>408,477</b>	<b>100%</b>

#### EMPLOYMENT BY OWNERSHIP TYPE IN WAKE COUNTY

Government (Local, State, Federal)	69,127	70,567	73,431	75,979	18.62%
Private Industry	312,261	310,487	317,080	332,138	81.38%
<b>Total</b>	<b>380,388</b>	<b>381,054</b>	<b>390,511</b>	<b>408,177</b>	<b>100%</b>

Raleigh's unemployment has consistently been lower than the North Carolina and national rates. For the first three months of 2006 unemployment rates in Raleigh, the MSA, and state are lower than the year-end unemployment rate totals for year 2005.

Source: Employment Security Commission, Labor Market Information.

#### AVERAGE ANNUAL UNEMPLOYMENT RATES

	2000	2001	2002	2003	2004	2005	March 2006
Raleigh	1.8%	3.4%	5.3%	5.2%	4.7%	4.4%	3.6%
Wake County	1.5%	3.3%	5.3%	4.7%	3.6%	4.5%	3.7%
Raleigh MSA	1.8%	3.3%	5.1%	4.7%	4.3%	4.6%	3.8%
North Carolina	3.6%	5.5%	6.7%	6.5%	5.5%	5.7%	4.5%
United States	4.0%	4.7%	5.8%	6.0%	5.5%	5.2%	4.8%

Pictured below is the throng gathered for the grand opening of Elders Peak housing complex, completed in March 2005.





YEAR	NEW COMPANIES IN WAKE COUNTY			EXPANDED COMPANIES IN WAKE CO.		
	# of New Companies	\$ Investment in New Companies	Employee Increase in New Companies	# of New Expansions	\$ Investment in Expanding Companies	Projected Employee Increase in Expansions
2000	26	\$57,900,000	464	51	\$1,161,332,000	4,688
2001	20	\$28,000,000	653	35	\$143,000,000	1,437
2002	36	\$196,160,000	1,143	33	\$305,125,905	874
2003	12	\$27,750,000	585	41	\$182,231,000	1,854
2004	30	\$116,050,000	1,906	19	\$62,900,000	663
2005	12	\$200,450,000	878	29	\$273,465,240	1,854
2006 (1 <sup>st</sup> qtr.)	1	n/a	20	8	\$14,000,000	522

#### NEW COMPANIES IN WAKE COUNTY — 1<sup>ST</sup> QTR 2006

\*companies in bold type are located in Raleigh

Ring Industrial

#### EXPANDING COMPANIES IN WAKE COUNTY — 1<sup>ST</sup> QTR 2006

AAI Pharma

Campbell Alliance

INC Research

Meadwestvaco

Misys Healthcare

Pharmaceutical Product  
Development Inc. (PPD)

Ryscor Science

Sageworks

Source: Greater Raleigh Chamber of Commerce.

#### MEDIAN SALES PRICE BY UNIT TYPE — CITY OF RALEIGH

	2004 Median Sales Price	2005 Median Sales Price	2004 Total Units	2005 Total Units	2004 Total Units sold	2005 Total Units sold	2004 % Total Units	2005 % Total Units
Single Family	\$179,000	\$185,000	67,568	71,872	6,123	6,725	9.06%	9.36%
Townhouse	\$137,000	\$139,000	14,647	16,784	2,055	2,913	14.03%	17.36%
Condo	\$122,000	\$119,000	7,303	7,329	783	990	10.72%	13.51%

#### RALEIGH RESIDENTIAL SALES BY PRICE RANGE & TYPE OF UNIT — CALENDAR YEAR 2005\*

Price Range	Single Family	Townhouse	Condo	All Units
\$25,000 - \$100,000	310	315	347	972
\$100,001 - \$125,000	500	547	197	1,244
\$125,001 - \$135,000	363	387	74	824
\$135,001 - \$150,000	655	398	83	1,136
\$150,001 - \$175,000	1,108	451	62	1,621
\$175,001 - \$200,000	897	273	69	1,239
\$200,001 - \$250,000	865	305	49	1,219
\$250,001 - \$300,000	609	113	45	767
\$300,001 - \$350,000	401	45	25	471
\$350,001 - \$400,000	280	38	4	322
over \$400,000	737	41	35	813

\*Data are reflective of units physically located within the corporate limits of Raleigh regardless of US Postal Service designations.

The median sales price for single family units in the City of Raleigh in calendar year 2005 was \$185,000, up from \$179,000 in calendar year 2004. The median sales price for townhouse units was also up in calendar year 2005, to \$139,000, an increase of \$2,000 from calendar year 2004.



The main entrance at Elders Peak housing complex.

**RALEIGH BUILDING ACTIVITY — NUMBER OF RESIDENTIAL PERMITS ISSUED 1996 – 2005**

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Single Family	2,094	2,197	2,346	2,763	2,243	2,698	2,901	2,621	3,017	2,683
Townhouse	214	320	644	790	1,067	1,245	1,118	1,168	1,649	1,727
2 Family	59	11	24	7	4	95	102	113	74	74
3 & 4 Family	0	1	0	0	0	3	21	14	3	4
Condominium	56	225	280	56	13	44	70	18	17	28
Apartment	93	28	108	169	168	131	24	77	36	19
<b>Total</b>	<b>2,516</b>	<b>2,782</b>	<b>3,785</b>	<b>3,495</b>	<b>3,495</b>	<b>4,216</b>	<b>4,236</b>	<b>4,011</b>	<b>4,796</b>	<b>4,535</b>

During the calendar year 2005, 4,535 residential permits were issued by the City of Raleigh representing 4,962 residential dwelling units. Of these permits, 59% were single family, 38% townhouse, and less than 1% condominium, apartments, two-family units, or three- & four-family units.

**RALEIGH BUILDING ACTIVITY — NUMBER OF DWELLING UNITS PERMITTED 1996 – 2005**

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Single Family	2,094	2,197	2,346	2,763	2,243	2,700	2,901	2,621	3,021	2,690
Townhouse	214	320	644	992	1,067	1,342	1,118	1,168	1,642	1,776
2 Family	60	19	46	14	8	98	204	226	89	93
3 & 4 Family	0	2	0	0	0	32	78	49	11	14
Condominium	63	223	267	355	166	207	412	181	235	202
Apartment	1,269	374	1,077	2,356	3,311	2,817	453	1,610	1,266	187
<b>Total</b>	<b>3,700</b>	<b>3,135</b>	<b>4,380</b>	<b>6,480</b>	<b>6,795</b>	<b>7,196</b>	<b>5,166</b>	<b>5,855</b>	<b>6,264</b>	<b>4,962</b>

During the calendar year 2005, 4,535 residential permits were issued by the City of Raleigh representing 4,962 dwelling units. Of these permits, 54% were single-family, 36% townhouses, 4% apartments, 4% condominium, 2% two-family, and less than 1% 3 & 4 family units

**Trend:** There was a 20 percent (4,953 units) increase in the number of units permitted between calendar years 2001 and 2005 compared to the previous five calendar year period from 1996 to 2000. There were 24,490 total units permitted from years 1996 to 2000 compared to 29,443 total units permitted from years 2001 to 2005.

The overall number of Townhome units permitted from calendar years 2001 to 2005 was up from the previous five calendar year period 1996 to 2000. From years 2001 to 2005, 24 percent or 7,046 townhome units were permitted compared to years 1996 to 2000 where 13 percent or 3,237 townhome units were permitted.

The number of condominium units permitted over the past ten (10) years has remained steady at approximately 4 percent.

Source: City of Raleigh Planning and Inspections Departments.



**RALEIGH AND ETJ NEW NON-RESIDENTIAL BUILDING ACTIVITY 2003-JUNE 2005**

	# Permits 2003	# Permits 2004	# Permits 2005	Sq feet 2003	Sq feet 2004	Sq feet 2005	Value 2003	Value 2004	Value June 2005
Office	27	59	58	1,102,102	820,422	1,662,558	\$54,302,393	\$103,100,464	\$104,049,735
Industrial	39	25	33	439,972	453,768	406,993	\$46,367,116	\$12,942,122	\$20,996,971
Institutional	27	60	105	537,328	765,197	1,942,934	\$30,014,444	\$65,783,506	\$181,939,826
Commercial	94	58	18	2,025,417	846,537	412,575	\$102,862,148	\$49,843,500	\$36,320,807
Other*	95	92	34	799,306	342,836	369,784	\$21,158,139	\$9,458,701	\$16,273,607
<b>Total</b>	<b>282</b>	<b>294</b>	<b>248</b>	<b>4,904,125</b>	<b>3,228,760</b>	<b>4,794,844</b>	<b>\$254,704,240</b>	<b>\$241,128,293</b>	<b>\$359,580,946</b>

For calendar year 2005 there were 248 new non-residential permits issued in the City of Raleigh totalling 4,794,844 square feet with a value of \$359,580,946. From calendar year 2004-2005, the number of new non-residential building permits issued in the Raleigh Planning Jurisdiction increased by 7.8 percent. Square footage increased considerably in the Office and Institutional categories,

along with dollar value. The Industrial category and Other category also showed an increase in dollar value for calendar year 2005 as compared to 2004.

Source: City of Raleigh Planning and Inspections Departments. Figures do not include alterations or fit-ups.

**TOTAL VALUE OF CONSTRUCTION AUTHORIZED — 1995 TO 2005**

For the seventh consecutive year, total construction in Raleigh was over \$1 billion. The calendar year 2005 reflects an increase of \$ 129,384,691 over the 2004 figure \$1,319,440,632.

The total value of construction authorized in the City of Raleigh is derived from the value of building permits for new residential construction, new commercial construction (private and publicly-owned), residential and commercial alterations & additions, and other (such as demolitions).

Source: City of Raleigh Inspections Department

Year	Value
1995	\$584,350,591
1996	\$639,347,051
1997	\$742,865,773
1998	\$884,444,844
1999	\$1,161,501,578
2000	\$1,187,362,277
2001	\$1,301,590,138
2002	\$1,001,613,936
2003	\$1,191,743,536
2004	\$1,319,440,632
2005	\$1,448,825,323

**RALEIGH GROWTH & DEVELOPMENT — SPRING/SUMMER, 2006**

The Growth and Development Report is prepared twice yearly. Suggestions and questions on format or contents of this report are welcomed.

PREPARED BY THE CITY OF RALEIGH  
PLANNING DEPARTMENT

PLANNING DIRECTOR  
MITCHELL SILVER, AICP

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Find us on the web  
[www.raleighnc.gov](http://www.raleighnc.gov)



**Elders Peak is an independent living development that consist of 48 one and two bedroom apartments for seniors. Located in southeast Raleigh, Elders Peak offers its residents many amenities.**



(continued from p.1)

repaid only when the unit is sold or otherwise conveyed, or upon death of borrower, and low interest rate rehab loans and rehab/purchase combined loans. The interest rates range from 0% to 3% depending on ability to pay. The rehab loan programs were recently advertised in several CAC newsletters to encourage greater participation. During 2006 CD is administering a rehab forgivable loan pilot program available to homeowners who earn below 50% area median income and who reside in low income census tracts in Raleigh.

**LOANS TO DEVELOPERS OF AFFORDABLE HOUSING**— Raleigh has a variety of opportunities for non-profit and for-profit developers to receive financing at below market rates to provide affordable rental or ownership housing for low and moderate income residents. These opportunities include infill housing on land assembled in the city's redevelopment areas, new apartments being built in the city (preference given to those being built where there are low concentrations of affordable housing), and permanent housing being provided for those emerging from homelessness or transitional housing.

**NEIGHBORHOOD POLICE PROGRAM/CD TARGET AREAS**— CD provides payments for up to four City police officers willing to reside at designated City-owned rental properties in or near Redevelopment Areas and performing up to 20 hours per month of community policing services.

**AFFORDABLE RENTAL OPPORTUNITIES**— CD maintains a portfolio of 170 housing units available Citywide at affordable rents for families at or below 50% of the area median income adjusted by family size (up to \$25,050 for a family of one, up to \$28,650 for a two-person family, etc.) The city's management agents are Barker Realty and Cliff Faison Realty and Property Management Company.

### RECENT CITY OF RALEIGH HOUSING ACTIVITIES

The City continues to carry out a housing program that consolidates funding from CDBG (Community Development Block Grant), HOME (Home Investment Partnership), City Bond, and City appropriated dollars. From July 1, 2004 through June 30, 2005, an ambitious program combining new construction, existing housing stock, and rehabilitation was used to address housing needs for very low income renters, first-time homebuyers, and special population groups. The City spent and encumbered \$10,662,812 during the 2004-2005 fiscal year.

In summary, the City of Raleigh accomplished the following in the most recent year of record:

- Community Development (CD) provided financing for the completion of 50 units of low income rental housing for families (Hodges Creek).
- CD rehabilitated 19 City-owned Affordable Housing units.
- Relocated 11 households from dilapidated rental housing in various Redevelopment Areas to standard housing of

their choosing elsewhere in the City.

- 30 job training participants completed construction trades training.
- 46 owner-occupied units rehabilitated.
- 94 people participated in homeownership counseling.
- 18 families received transitional housing support.
- 38 households received second mortgage assistance (28 were from Biltmore Trace—Habitat owners, and 5 were from Meadowcreek—a DHIC development).
- 40 dilapidated units in Redevelopment Areas were acquired for land assembly to support infill affordable ownership housing near downtown.
- Community Enhancement Grant—job training (17 people with disabilities received employment training); homeownership training (45 Vietnamese assisted); 36 families received home based services to avoid evictions, 378 individuals received mental health treatment sessions, and 342 individuals received one-on-one or group financial literacy education.

If you would like to learn more about the City of Raleigh Affordable Housing Program contact the City of Raleigh Community Development Department at (919) 857-4330 or visit the web site at: <http://www.raleighnc.gov/communitydevelopment>

Article contributed by Shawn McNamara & Community Development Department Staff

**The Cooke Street 29-lot single-family homeownership development** (shown on page 1 and in larger picture below) is being developed and sold by 4 different developers who bought the land from the City. The redevelopment is within the West Idlewild community east of the Oakwood Local Historic District. (the smaller picture at right shows Cooke Street before redevelopment.)

